



1 Stapleton Court | Bognor Regis | PO21 4BH

Guide Price £375,000

Freehold



**hancock**

Lettings & Estate Agents



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4BH

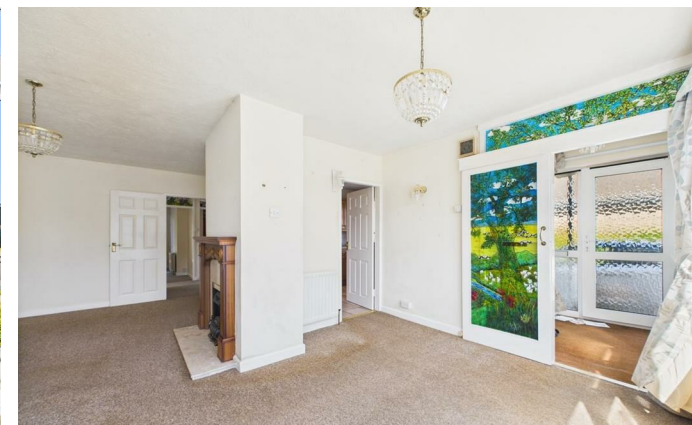
Guide Price £375,000

- Virtual Tour
- Council Band E
- Private Driveway Parking
- Walking Distance To Grove Surgery
- 0.5 Miles To Beach
- Freehold
- Detached Bungalow
- Single Garage
- Close To Amenities
- No Onward Chain

Hancock and Partners are pleased to present this three-bedroom detached bungalow, ideally positioned on a generous corner plot in Stapleton Court, Rose Green. Offered with no onward chain, this chain-free property is available to view via a virtual tour.

The accommodation begins with a welcoming entrance porch featuring built-in storage. A spacious and versatile living/dining room is flooded with natural light from the large front-facing window, creating an inviting space for everyday living and entertaining. The separate kitchen is fitted with white goods, offers ample storage, and provides access to the side of the property.

There are two well-proportioned double bedrooms, both with built-in storage, with the principal bedroom benefiting from its own private W/C. The second double bedroom also enjoys direct access to the rear garden,





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while a third single bedroom completes the sleeping arrangements. A modern family shower room with a walk-in shower serves the home.

Externally, the bungalow boasts wraparound gardens to the front and side, thanks to its corner plot location. The private rear garden is well-established with mature trees and shrubs, providing a peaceful outdoor retreat. Additional benefits include a single garage and ample driveway parking.

Situated in a popular residential area, the property is conveniently located close to a range of local amenities including a health centre, library, pharmacy, and post office. There is a regular bus service connecting Rose Green to Bognor Regis town centre, which offers a wider selection of shops, restaurants, and leisure facilities. The Cathedral City of Chichester lies just seven miles away, while the famous Goodwood motor circuit and racecourse are approximately ten miles from the property.

#### Additional Information :

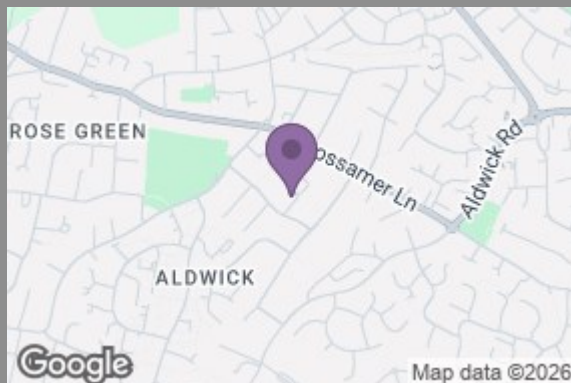
Tenure : Freehold

Council Band : E


Broadband : Up To 24mbps

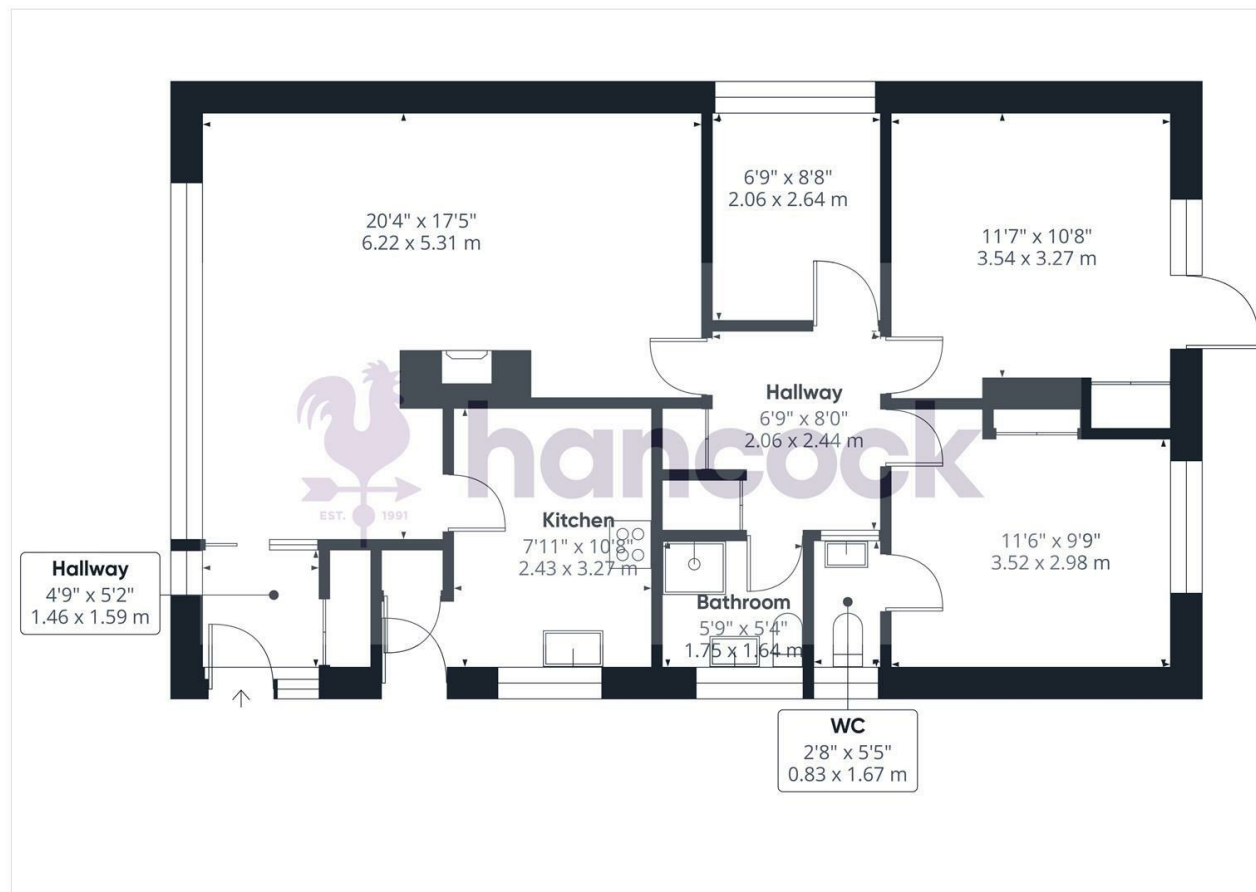
Mobile : EE, Three, O2, Vodafone

No Onward Chain



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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